

Item: _____

Fiscal Impact: _____ N/A

Funding Source: _____ N/A

Account #: _____ N/A

Budget Opening Required: ☐

ISSUE:

A resolution authorizing the City to enter into a development agreement with Thang Pham and Loan Luu.

SYNOPSIS:

This resolution authorizes a development agreement between the City and Thang Pham and Loan Luu to establish standards for a new building in the C-1 Zone at 4085 South 4000 West.

BACKGROUND:

Ensign Engineering, who is representing Thang Pham and Loan Luu, has submitted a General Plan/zone change application (GPZ-2-2009) to change 0.72 acres of property from non-retail commercial to neighborhood commercial in the General Plan and from the RM (residential, multi-family) Zone to the C-1 (neighborhood commercial) Zone. Staff and the Planning Commission recommend a development agreement to be approved in conjunction with the General Plan/zone change to help the new building planned to be compatible with the residential character of 4100 South.

The proposed development agreement contains the following requirements:

1. All new buildings built on the property shall have a pitched roof with no parapet walls.
2. All parking shall be placed to the north or east of all new buildings.

RECOMMENDATION:

City staff and the Planning Commission recommend approval to the City Council.

SUBMITTED BY:

Nicole Cottle, CED Director

Steve Pastorik, Long Range Planning Manager